

ARTICLE XII: SITE PLAN REVIEW

SECTION 1. Intent. The intent of this Article is to provide for the review of site plans for certain land uses in the Village of Trumansburg for the purpose of facilitating the aims of the Village Zoning Ordinance by:

- A. Preserving and enhancing neighborhood character.
- B. Achieving compatibility with adjacent development.
- C. Mitigating potentially negative impacts on traffic, parking, drainage, the landscape and similar environmental concerns.
- D. Improving the design, function, aesthetics and safety of development projects and the overall visual and aesthetic quality of the village.

SECTION 2. Definitions

- A. Definitions of specific terms or words as used in this Article shall conform to the definitions of the same terms in the Zoning Ordinance, Article 1, Section 1.
- B. In addition to the definitions in Article 1, Section 1, the following terms shall be used in this Article as they are defined in this section:

AFFECTED SITE AREA -- Any interior and/or exterior space (including new and existing space) that is physically changed as a result of the proposed development. Such changes do not have to be permanent or irreversible for the area to be considered affected.

ALL WEATHER SURFACE -- Any roadway, driveway, alley or parking lot surface paved with crushed stone, asphalt, concrete, or other pervious or impervious material in a manner that will support the weight of anticipated vehicular traffic in all weather conditions and minimize the potential for ruts, potholes or pooling of water.

BOARD -- The Planning Board, unless otherwise specified.

DEVELOPMENT -- Any land use change, activity, or project which requires a zoning or building permit and will result in changes to the physical condition, appearance, intensity of use and/or type of use of the site.

- (1) Development projects include but are not limited to:
 - 1. New construction
 - 2. Reconstruction, modification, renovation or expansion of existing structures or site improvements.

3. Landfilling, excavation, grading, parking lot construction or any other disturbances to the natural or existing topography or vegetation of the site.
 4. Demolition of structures or site improvements.
- (2) A project shall not be considered a development if it is one or a combination of the following:
- (a) Replacement in kind only; or
 - (b) Interior construction, which does not change the intensity or the type of existing usage;
 - (c) Infrastructure maintenance only.

DRIVE-THROUGH -- A retail facility or portion thereof from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transaction.

EXPANSION -- An enlargement of, or addition to, an existing structure or a paved area, including driveways, parking areas and sidewalks, or of the use.

FULLY-SHIELDED LIGHT -- An outdoor light fixture shielded or fabricated so that no light rays are emitted by the installed fixture at angles above the horizontal plane as certified by a photometric test report.

GLARE -- Light emitting from a luminaire with intensity great enough to reduce a viewer's ability to see, and in extreme cases, with intensity great enough to cause momentary blindness.

GRADE -- The average finished ground level of the land at which the perimeter of a building or structure meets the ground.

IMPERVIOUS SURFACE -- Any material or surface that substantially reduces or prevents the infiltration of water into the ground, including areas covered by buildings, conventionally surfaced roads and highways, driveways and parking lots, and sidewalks.

LIGHT FIXTURE -- The assembly that houses a lamp or lamps and which can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

LUMINAIRE -- A complete lighting system, including a lamp or lamps and the attendant light fixture.

MODIFICATION -- Rearrangement of site layout or an exterior alteration to an existing structure (including any changes to a building facade, except replacement in kind).

PERFORMANCE GUARANTY -- Any security that may be accepted by the village as a guarantee that the improvements required as part of site plan approval will be satisfactorily completed.

PLOT PLAN – See “SITE PLAN”.

RECONSTRUCTION -- Construction of buildings or site plan improvements following partial or total demolition of a previous development.

REPLACEMENT IN KIND -- Replacement of materials (for maintenance purposes) which does not have an effect on the appearance of the existing building and site.

SIGN – Any device, object or building façade, or portion thereof that is used to advertise or call attention to a place, business, person, event, product, or service offered. For the purposes of this Zoning Law, posters, banners, or other advertisements displayed from the interior of a premises are not considered signs.

SIGN FACE -- The surface or side of an outdoor advertising sign on which advertising for goods, services or places is displayed, and including both the surface on which advertising is placed and any surrounding frame and decorative trim.

SITE – Shall mean any lot, plot, or parcel of land or combination of contiguous lots or parcels of land.

SITE DEVELOPMENT – Shall mean the improvement of a site in accordance with an approved site plan and zoning certificate (where applicable), including construction of buildings and structures and the rearrangement of the land surface.

SITE IMPROVEMENT -- Features including but not limited to principal and accessory structures, planting, paving, retaining walls, drainage culverts and swales, fences and gates, lighting, site furniture, fountains, pools, bridges, dams, decks, boardwalks, pergolas, signs and any other structures, devices or landscape materials on the site.

SITE PLAN – A plan for the development or use of one or more lots or parcels of land showing all existing and proposed elements, including but not limited to topography, vegetation, drainage, floodplains, marshes and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures, signage, lighting, screening devices, and any other information required by the Board or the Zoning Officer.

TRAFFIC IMPACT STUDY – A report analyzing anticipated roadway conditions with and without an applicant’s development, which may also include a parking study and overall access management plan for the development site.

SECTION 3. **Applicability; exceptions.**

A. General applicability.

1. Site plan review (SPR) is intended to apply to all development (except that excluded by Section 3-C) that is within the thresholds described below. When determining the applicability of these thresholds, the scope and definition of the proposed development shall include all previous development on the property occurring within the past two years within 300 feet of the proposed development which, when considered together, may have a substantial aggregate effect on the surrounding properties. (See definitions of "development" and "affected site area" in Section 2-B.)
2. Applicability thresholds. The following shall be subject to site plan review:
 - a. New construction, reconstruction, or expansion of residential development except single-lot development of a single-family detached dwelling and two-family dwellings.
 - b. New construction, reconstruction, and/or expansion of all nonresidential development.

B. Projects of limited scope.

1. The Zoning Officer shall have the authority to review and act on a development proposal if the proposed project is for construction, modification and/or expansion of residential projects affecting less than 4,000 square feet of affected site area. For such projects of limited scope, reviewed by the Zoning Officer, a public hearing is not required. The Zoning Officer shall conduct the environmental review of such projects.
2. When an application is received for site plan review under the provisions for projects of limited scope as noted above, the Zoning Officer shall, within ten working days of the date of the submission of a complete application, as determined by the Zoning Officer, notify the Planning Board and the members of the Village Board of Trustees regarding the particulars of the submitted application.

C. Exemptions.

1. Existing uses and developments which in their present configuration and use are legally authorized as of the date of this legislation shall not be subject to Site Plan Review.
2. Single-lot development of single-family and two-family dwellings shall not be subject to Site Plan Review.

D. For projects conducted by the Village, the Planning Board shall provide a Site Plan Review if needed.

SECTION 4. Other permits and approvals. Site Plan Review approval is required as a condition precedent to the issuance of the other permits and approvals by the Village Zoning Officer and other approving entities.

The Board's or Zoning Officer's decision to approve a site plan does not excuse an applicant from obtaining and complying with all other permits and approvals that may be needed.

- A. **Zoning Permits.** For projects subject to Site Plan Review, Zoning Permits shall be issued only after Site Plan Review approval. When an application is for a permit for sitework only, the permit may be issued based on preliminary or preliminary conditional Site Plan Review approval, following adequate review of at least the layout and grading components of the site plan. In a case where a conditional Site Plan Review approval has been given, no certificate of occupancy or completion shall be issued until final Site Plan Review approval has been given and all provisions of such final approval have been met. Any costs for site adjustments required in the final Site Plan Review shall be born by the applicant. See also Section 9.
- B. **Building Permits.** For projects subject to Site Plan Review, Building Permits shall be issued only after Site Plan Review approval and issuance of Zoning Permits.
- C. **Use variance.** Any required use variance must be obtained from the Board of Zoning Appeals before a site plan can be approved by the Planning Board.

SECTION 5. Authorization to Review Site Plans.

- A. The Planning Board is authorized to conduct Site Plan Review according to the procedures described in Section 6.
- B. The Zoning Officer is authorized to conduct Site Plan Review of projects of limited scope as defined in Section 3-B.
- C. In the following cases the Board shall conduct Site Plan Review according to the procedures described below in Section 6:
 - 1. The application is referred to the Planning Board for Site Plan Review by the Village Board of Trustees.
 - 2. The application is referred to the Board by the Zoning Officer.
 - 3. The applicant appeals to the Board after decision by the Zoning Code Officer is made.

SECTION 6. Site Plan Review Procedures.

A. Process initiation. The Zoning Officer shall determine whether Site Plan Review is required when a zoning, demolition or fill permit is applied for. Such determinations may be appealed to the Planning Board within 30 days of the written notification that Site Plan Review is required.

B. Site Plan Review procedures.

1. Sketch Plan Conference. This step may occur before the application for a zoning permit if it can be reasonably assumed that Site Plan Review would be required, in order to inform the applicant of the Site Plan Review process and to explain the standards for approval, before substantial time and effort are invested in the preparation of plans. The Zoning Officer should determine at this stage whether the proposal is a project of limited scope as defined in Section 3-B.

2. Submission of application materials. Application for site plan approval shall be made to the Zoning Officer. If the project is deemed above the threshold of projects of limited scope as defined in Section 3-B the application will be forwarded to the Planning Board for Site Plan Review. If the project is deemed within the thresholds of projects of limited scope as defined in Section 3-B the Zoning Officer shall conduct Site Plan Review. In either case, each application for site plan approval shall contain, at a minimum, the following information:

- a. The application, as provided by the Village, shall include, but not limited to:
 - i. Name and address of applicant;
 - ii. Name and address of owner(s) of record, if different from the applicant;
 - iii. Name and address of person or firm preparing the site plan map;
 - iv. Current zoning classification of property;
 - v. Applicable application fee(s);
 - vi. The number of copies of materials required to be submitted.
- b. Detailed site plan showing all elements integral to the proposed project including, but not limited to:
 - i. north arrow, scale, and submitted date;
 - ii. property lines, including metes and bounds;
 - iii. name and addresses of all property owners of all parcels abutting the site, or within 500 feet of the perimeter boundary of the site, including owners of easements or right-of-way, together with tax parcel numbers for all such owners;
 - iv. current and proposed zoning and uses on adjacent properties;

- v. location of adjacent public and private streets and highways;
 - vi. size and locations of all existing and proposed buildings and structures, including locations of access drives, parking and pedestrian facilities, and off-street loading facilities;
 - vii. existing vegetation on the site;
 - viii. existing and proposed overhead and underground utilities;
 - ix. existing and proposed easements, right-of-ways, covenants, and deed restrictions;
 - x. location and design of all water and sewerage facilities;
 - xi. location of all existing streams or drainage ways, water bodies and wetlands;
 - xii. grading and drainage plan showing proposed topography at appropriate contour intervals;
 - xiii. proposed landscaping, size, height and location of all signs and exterior lighting;
 - xiv. an area map showing existing roads and highways in the general vicinity of the project site, and including any zoning district boundaries located within five hundred (500) feet of the site perimeter;
 - xv. elevation plans at a scale of 1/4" for all exterior facades of the proposed structure(s) and/or existing facades, plus additions showing design features and indicating type and color of material to be used;
 - xvi. an Environmental Assessment Form, as determined at the sketch conference, with Part 1 filled out; and
 - xvii. identification of any federal, state, or county permits required for the project's execution.
- c. The Planning Board may require a topography, including existing topography and proposed topography, a detailed traffic impact study for large developments or those in heavy traffic areas, to include:
- i. the projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels;
 - ii. the projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site;
 - iii. the impact of this traffic upon existing abutting public and private ways in relation to existing road capacities;
 - iv. Existing and proposed daily and peak traffic hour levels as road capacity levels.
- d. The Planning board reserves the right to request additional information related to the above submission material as considered necessary. Depending upon the scope and complexity of the project, applicants may be required or encouraged to engage the services of one or more licensed design professionals and other experts such as architects,

engineers, ecologists, landscape architects, or surveyors at the applicant's expense.

- e. The Planning Board reserves the right to waive the submission of any of the above said materials.
3. Environmental review. SEQR/VEQR review of the proposed development shall be conducted prior to Site Plan Review approval, if applicable.
4. Public notice. Upon application for Site Plan Review, a public notice of the proposed development, the form of which shall be approved by the Zoning Officer, shall be posted at the project site for a minimum of 10 days. This notice must remain in place at least until a decision to approve or disapprove the Site Plan Review application is made. The notice shall specify the type and size of the development project; the time and place of the public hearing should the development project be subject to one; and to whom and by when any public comments are to be communicated. The notice must be placed at or near the property line in the front yard so that it will be plainly visible from the street, and, in cases where a property has frontage on more than one street, an additional sign must be placed at or near the property line on any additional street frontage so that the sign will be plainly visible from the street on which it has such additional frontage.
5. Coordination and consultation. Site Plan Review projects requiring the review and approval of the Board may also be reviewed by the Code Enforcement Officer, the Fire Department, the Department of Public Works and any other village officials or non-village consultants deemed appropriate by the Board or the Zoning Officer at the applicant's expense. These may include, but shall not be limited to, local and county officials and representatives of county, state, and federal agencies, including the Natural Resource Conservation Service, Tompkins County Soil and Water District, the State Department of Transportation, and the State Department of Environmental Conservation. Any comments from these reviewers shall be summarized and forwarded to the Board to aid its decision on the proposal.
6. Planning Board meeting. Following timely receipt of a complete application as defined in Section 6-B-2 for site plan approval, the Board shall schedule consideration of the application at its earliest possible scheduled meeting. The Board may establish its procedures and requirements, within the framework provided by this chapter, for conducting site plan review.
7. Public hearing. Prior to rendering any decision on a Site Plan Review application, the Board shall first hold a public hearing on the proposed development. This may begin concurrently with any required public hearing for the purpose of environmental review of the same project and may continue after any such environmental review public hearing is closed. Public hearings are not required of projects of limited scope as defined in Section 3-B, unless the project is referred to the Board for Site Plan Review. The public hearing

shall be advertised in the official newspaper at least 10 business days before the date of the meeting and the applicant and property owners within 300 feet of the perimeter of the site shall be notified in writing at least 10 business days before the date of the meeting.

8. Action on application for site plan approval.
 - a. Within 30 days of the completion of a public hearing on an application and completion of environmental review, the Board shall render one of the following decisions:
 - i. Approval only.
 - ii. Approval with conditions.
 - iii. Revise and resubmit.
 - iv. Disapproval of the site plan.
 - b. The decision indicating which of the above decisions was reached shall be conveyed in the form of a written statement to the applicant.
 - c. The Board shall have the authority to impose such reasonable conditions and restrictions as are directly related to incidental to a proposed site plan. Upon its approval of said site plan, any such conditions must be met in connection with the issuance of permits by applicable enforcement agents or officers of the Village (per New York State Village Law Section 7-725-a(7)) .
 - d. If the proposal is disapproved, the Planning Board's statement will state the reason(s) for such findings
 - e. The Planning Board's statement may include recommendations of desirable modifications to be incorporated in a revised proposal, and conformance with specified modifications shall be considered a condition of approval. In such a case, the Planning Board may recommend to the applicant to revise and resubmit their proposal after it has been revised or redesigned. The Planning Board may grant to the applicant a continuance of the review process and/or adjourn the conclusion of the public hearing. If more than 180 days has elapsed since the time of the Planning Board's decision, the Planning Board shall require a resubmission of the proposal.
 - f. Upon approval of the final proposal and payment by the applicant of all fees and reimbursable costs due to the Village, the Planning Board shall endorse its approval by signature or stamp on a copy of the final site plan and related supporting documents, and shall forward it to the Zoning Officer. A copy of the resolution of approval shall be filed with the Village Clerk within 5 working days of the decision by the Planning Board.

- g. Upon disapproval of a final proposal, the Planning Board shall so inform the Zoning Officer and the Zoning Officer shall not issue a Zoning Permit to the Applicant. The Planning Board must make specific written findings as to the criteria set forth in Section 4 above before it can disapprove a final proposal. The Planning Board shall also notify the applicant in writing of its decision and its reasons for disapproval. A copy of the resolution of disapproval shall be filed with the Village Clerk within 5 working days of the decision by the Planning Board.
 - h. Additionally, copies of the resolution shall be submitted to the Village Board of Trustees, the Planning Board, the Zoning Officer, and the Code Enforcement Officer within 5 working days of the date of decision.
 - i. If no decision is made within the 30-day period following the conclusion of the public hearing, the proposal shall be considered approved, as submitted.
- C. Changes to approved site plan. Proposed changes (whether before or after construction) to approved site plans must be submitted to the Zoning Officer for review to determine whether the effect of the proposed changes warrants reconsideration of the project's approval status. The Zoning Officer shall make one of the following determinations:
 - 1. That the proposed changes do not affect the approval status of the site plan.
 - 2. That the changes are significant and shall require a reopening of the review.
 - 3. That the proposed changes are likely to have such an extensive or significant effect on the project that a new Site Plan Review application is required.
- D. Extension of deadlines. All deadlines for decisions on a Site Plan Review application may be extended upon mutual agreement by the Board and the applicant.

SECTION 7. Project Review Criteria. Site Plan Review shall include, but shall not be limited to:

A. General criteria:

- 1. The arrangement, location, size, design, and general site compatibility of proposed buildings, landscaping, lighting, open spaces and buffers, and outdoor waste facilities.

2. The arrangement, location and adequacy of vehicular access and circulation, including intersections, road widths, pavement surfaces, off-street parking and loading areas, and traffic controls;
 3. The arrangement, location and adequacy of pedestrian and bicycle access and circulation, and appropriate provisions for handicapped persons, as provided in the Zoning Ordinance;
 4. The adequacy of provision for fire protection, storm water, sediment, erosion management, drainage, water supply, and sewerage disposal;
 5. In the case of residential site plans, the arrangement, location and adequacy of any proposed open space and recreational facilities;
 6. The adequacy of arrangements for the protection of adjacent neighboring properties from any undue disturbance, such as may be caused by excessive or unreasonable noise, glare, vapors, smoke, fumes, dust, odors, or stormwater runoff;
 7. Determination under SEQR and compliance with the State Environmental Quality Review Act and the Village Environmental Quality Review Law.
 8. Conformance to any adopted Comprehensive Plan relevant to the proposed site.
 9. Compliance with this Article and any other applicable Village rules and regulations and policies.
- B. Criteria for plant materials and maintenance. All projects shall provide for adequate types and arrangements of landscaping, both to enhance the site and to complement the architectural components of the development and to screen or buffer adjacent uses in public ways. Where possible and reasonable, trees shall be planted in a strip adjacent to the road. Specifications governing tree species, size, spacing and method and location of planting, as well as appropriate guarantees for tree health may be required. Where possible and reasonable, any trees greater than eight inches in diameter at breast height of desirable species and in good health and sound structure, as determined by the reviewer's designee, should be retained on the site and protected during development.
1. Deciduous trees shall have a caliper of at least 2 1/2 inches at the time of planting unless specific exemptions to this are granted. Size of evergreen trees and shrubs shall be allowed to vary depending on location and type of plant material (species).
 2. Dead, dying and/or seriously damaged plant materials shall be replaced, by the owner, within a reasonable time period during the current (or immediate next) planting season. Any other damaged or missing elements, including but not limited to fences, bollards, signs, shrubs, street furniture, etc., of the

approved plan must be similarly replaced by the owner. This will assure that landscaping remains in compliance with the final site plan as approved by the Planning Board.

3. Notwithstanding any provision in this chapter or any other village ordinance or regulation to the contrary, an approved site plan may not be modified without express written approval of the Planning Board except as approved by the Zoning Officer as specified herein above.
- C. Criteria for parking areas where applicable. The general criteria in Section 7-A shall apply also to parking area development. These are intended to be minimum criteria. The Board may make such additional reasonable stipulations as it deems appropriate to carry out the intention of this ordinance. The following criteria shall apply:
1. There shall be screening or fencing between a parking area and adjacent properties and public ways, except where there is parking that is shared by more than one property or where commercial properties abut. In such cases the Board may require landscaping as it deems appropriate.
 2. Additionally, the Planning Board will be guided by the Parking Design standards set forth in Appendix 1 and may, as appropriate, require elements of those standards.

SECTION 8. Submission of Final Detailed Site Plan

- A. After receiving approval, with or without conditions, from the Planning Board on a site plan, the applicant shall submit a final, detailed site plan to the Zoning Officer for verification before a zoning and/or building permit will be issued. If more than 180 days has elapsed since the time of the Planning Board's decision on the final proposal and the issuance of the zoning and building permits, the Planning Board shall require a resubmission of the proposal.
- B. A final site plan shall conform to the approved proposal. It should incorporate any conditions or modifications that may have been made by the Planning Board in its review. All such compliance's shall be clearly indicated by the applicant on the appropriate submission.
- C. The following additional information must accompany a final site plan:
1. Record of application for and approvals of all necessary permits from federal, state and county officials;
 2. Any changes or additions in sizing and final material specification of all required improvements; and
 3. An estimated project construction schedule.

SECTION 9. Expiration of Site Plan Approval.

- A. An approved site plan may be revoked by the Planning Board, after a public hearing and upon written notice in person or by mail to the applicant if work has not materially commenced within 24 months of the date the approval was granted.
- B. The Planning Board may, when compliance with the foregoing time periods would create a significant hardship for the owner, extend the time periods for such periods and upon such conditions as the Planning Board may reasonably determine.

SECTION 10. Fees.

Application fees. The application fees shall be based on the total site work, construction and landscaping costs and shall be charged in accordance with the Village of Trumansburg fee schedule. Fees shall be payable to the Village of Trumansburg upon the submission of an application for Site Plan Review.

SECTION 11. Performance guaranty

No certificate of occupancy may be issued until all improvements shown on the approved site plan are installed or a sufficient performance guarantee has been posted for improvements not yet completed. The sufficiency of such performance guarantee shall be determined by the Planning Board after consultation with the Zoning Officer, Public Works Officers, Village Attorney, or other appropriate persons so designated by the Village.

SECTION 12. Inspection of Improvements.

The Zoning Officer shall be responsible for the overall inspection of site improvements, including coordination with Public Works Officials and other officials and agencies, as appropriate.

SECTION 13. Administrative Assistance to the Planning Board.

The Zoning Officer serves as administrative assistant to the Planning Board in carrying out its Site Plan Review and Flood Damage Prevention responsibilities. The Zoning Officer shall maintain certain records, conduct inspections, and issue certificates as provided by these regulations.

SECTION 14. Enforcement; Inspections; Penalties for Offenses.

Development projects may be periodically inspected for conformance to the approved site plan, including the maintenance of the viability of the planting required as part of the site plan approval. If there is nonconformance, or if any conditions of Site Plan Review approval are not fulfilled, no certificate of occupancy or certificate of completion shall be issued. Where a development reverts to nonconformance after the issuance of a certificate of occupancy or certificate of completion, current owners of the development shall be notified, in writing, and given the opportunity to correct the situation. If the Zoning Officer determines that the corrective measures are inadequate, the village may implement any necessary changes to the site to bring it into conformance, the cost of which shall be charged to the property owner. In addition, a fine of \$250/day may be imposed for any violations of the provisions of this ordinance or of any conditions imposed by a permit issued pursuant to site plan approval. Development projects shall be inspected at least once two years after the issuance of a certificate of occupancy or certificate of completion.

SECTION 15. Appeals.

- A. The determination (by the Zoning Officer) of whether a development proposal is subject to Site Plan Review may be appealed to the Board within 30 days of the written notification that Site Plan Review is required.
- B. Any person aggrieved by any decision of the Zoning Officer may appeal to the Board.
- C. Any person aggrieved by any decision of the Board, or any officer or agency of the village, regarding Site Plan Review, may apply to the Supreme Court for review by a proceeding under Article 78 of the Civil Practice Law and Rules.

SECTION 16. Severability.

If any section, paragraph or provision of this chapter shall be determined to be invalid, such invalidity shall apply only to the section, paragraph or provision adjudged invalid, and the rest of this chapter shall remain valid and effective.

Appendix A
Suggested Standards for Parking in All Zoning Districts

A. Suggested Standards for Off-Street Parking
The following are suggested design standards:

Bank or other financial institution	1 space/200 square feet of gross floor area, Excluding storage or mechanical equipment areas.
Beauty, barber and similar services	2 spaces/200 square feet of gross floor area, Excluding storage or mechanical equipment areas.
Bed and Breakfast	The greater of 1 space for each sleeping room or 1 space for every 2 beds.
Bowling Alley	3 spaces for each lane
Business or Professional Office	The greater of 1 space/200 square feet of gross floor area, excluding storage or mechanical equipment areas, or 1 space for each employee
Child and/or Family Group Care	1 space for each employee
Church, mosque, synagogue, temple or other place of worship	1 space for every 4 seats
Community center, fraternal organization Clubhouse, hunting club	1 space/200 square feet of gross floor area, excluding storage or mechanical equipment areas, plus 1 space for each employee
Conference center	1 space for every three seats, plus 1 space for each employee
Cottage industry	1 space for each employee plus 1 space/1,000 square feet of gross floor area, excluding storage or mechanical equipment areas
Educational institution	3 spaces for each classroom
Funeral Home	1 space for every 5 seats
Hospital, nursing home, residential care Assisted living/rehabilitation facility	1 space for every 2 beds, plus 1 space for each employee

Hotel	1 space for each guest room, plus 1 space for every 3 employees
Light Industry	1 space for every shift employee
Research and development enterprise area	1 space/200 square feet of gross floor area
Residence, Single- & Two-Family	2 spaces/dwelling unit
Residence, Multi-Family	2 spaces/dwelling unit
Restaurant, bar, or drive-thru	1 space for every 4 seats
Retail printing, plumbing, welding, and other similar shops	1 space/500 square feet of gross floor area
Retail store	1 space/200 square feet of gross floor area
Retail lumber and building materials	1 space/5,000 square feet of gross floor area plus 1 for each employee
Self-service storage facility	1 space for every 10 units
Theatre, auditorium or other place or public assembly	1 space for every 5 seats
Warehouse or wholesale distribution Facility.	1 space for every 2 employees.

For any uses allowed in the Commercial and Industrial Districts, there shall be one off-street loading space for each 20,000 square feet of floor area or portion thereof.

B. Suggested Parking Design Standards

There shall be no parking allowed in any front yard, side yard, or rear yard setback areas, except in established driveways.

The minimum allowable dimensions of a parking space should be nine (9) feet wide by twenty (20) feet long. Parking spaces so designated for persons with disabilities should include on one side a minimum of an additional four (4) feet of width in order to accommodate wheelchair lifts.

Travel aisles for vehicles within a parking lot should be a minimum of twenty-two (22) feet in width for aisles intended for two-way traffic. Where angled parking with one-way traffic circulation is proposed, the minimum aisle width should be thirteen (13) feet if the angle of parking spaces is forty-five (45) degrees from the perpendicular, and eighteen (18) feet if the angle of parking spaces is sixty (60) degrees from the perpendicular.

For any proposed Multi-Family development or any proposed new construction in Commercial or Industrial District, where a proposed parking lot is larger than nine (9) spaces in size, there should be a landscape plan with a recommended one (1) deciduous canopy tree for every five (5) parking spaces proposed. Said trees should be of a species with a height at maturity of at least thirty (30) feet, of a species known to be compatible with regional climate conditions, and should be at least 2.5 inches in diameter and four (4) feet from the ground at time of planting.

All off-street parking should be paved, surfaced or covered with gravel so as to be well-drained and should be provided with necessary access drives.

All parking areas are to be maintained in a well-kept condition.